

APPLICATION NUMBER

**5315**

A REQUEST FOR

**PARKING RATIO VARIANCE TO ALLOW 32 PARKING  
SPACES FOR A 2,762 SQUARE FOOT ADDITION TO AN  
EXISTING 8,146 SQUARE FOOT OFFICE BUILDING; THE  
ZONING ORDINANCE REQUIRES 37 PARKING SPACES**

LOCATED AT

**200 VIRGINIA STREET**

(Northwest corner of Virginia Street and South Conception Street)

APPLICANT/AGENT

**BOWDEN ARCHITECTURE**

OWNER

**KEITH A. JONES**

**BOARD OF ZONING ADJUSTMENT**

JULY 2005

The applicant is requesting a Parking Ratio Variance to allow 32 parking spaces for a 2,762 square foot addition to an existing 8,146 square foot office building; the Zoning Ordinance requires 37 parking spaces.

The applicant states that due to growth and continued local support expansion of the existing office space is needed, and that the two-story expansion of approximately 2,762 square feet will accomplish the owner's goal to provide a comfortable environment for current employees.

The applicant states that the business is a unique computer-engineering firm that provides consultation and hands on involvement for complex integrated computer systems. The applicant states they can staff up to 50 people at a given time; however, this does not reflect the occupancy of the current or future building. The staff of the firm can be found working all over the world, and many only use the Mobile office as a satellite office to meet and review current material.

The applicant states the average daily occupancy of the building is between fifteen and twenty-five people at any given time, and that the expansion will provide more semi-private stations and offices for the technicians and engineers so they do not have to share workstations and computers when they return from their assignments abroad. The applicant states that an engineering firm requires an unusual amount of square footage to review plans and drawings, and that this new addition will provide room for growth as well as provide a comfortable environment for current employees.

The applicant indicates on the drawings submitted that the front yard and parking areas have no green space. The plans for the addition are to rework the current parking and provide small islands with green space.

Based upon a review it does not appear the property is unique; nor are there any noticeable hardships associated with the site that would prohibit it from providing the required number of parking spaces for the existing office space or a smaller addition.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed and substantial justice done to the applicant and the surrounding neighborhood.

The applicant failed to illustrate that a literal enforcement of the Zoning Ordinance would result in an unnecessary hardship. It is simply the applicant's desire to expand an

existing building without providing the number of parking spaces required by the Zoning Ordinance.

**RECOMMENDATION 5315****Date: July 11, 2005**

Based upon the preceding, this application is recommended for denial.

## LOCATOR MAP



APPLICATION NUMBER 5315 DATE July 11, 2005  
APPLICANT Bowden Architecture (Keith A. Jones, Owner)  
REQUEST Parking Ratio Variance



# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous businesses.

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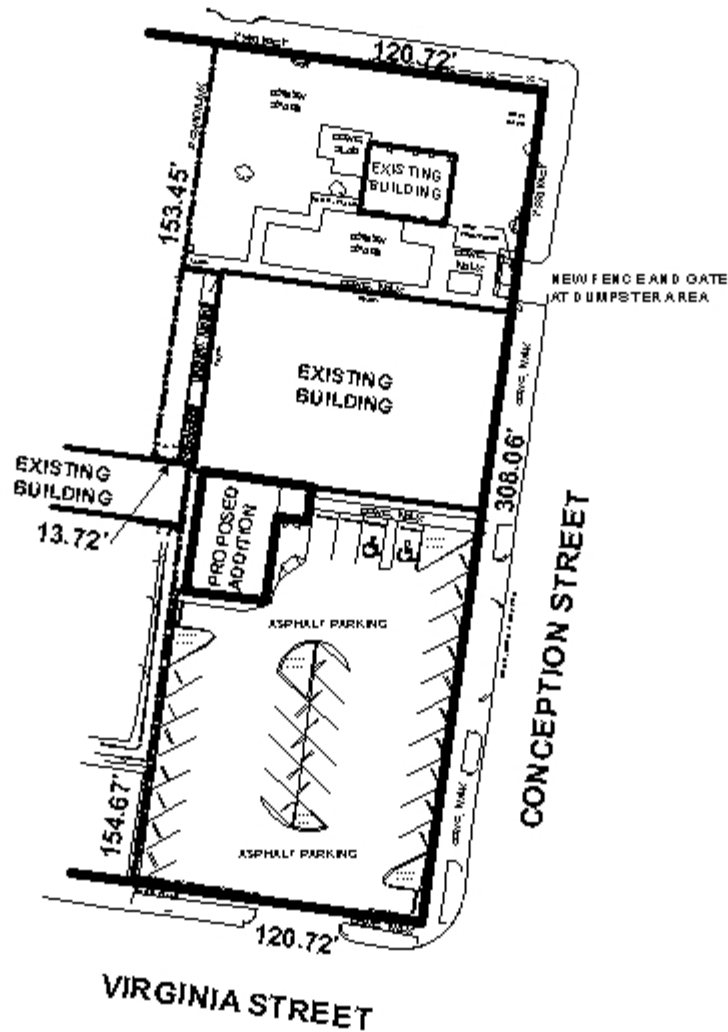
REQUEST Parking Ratio Variance

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



# SITE PLAN



The site is located on the Northwest corner of Virginia Street and South Conception Street. The plan illustrates the existing structures and parking, along with the proposed addition.

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